CYPRESS CENTER WEST

4005-4197 BALL ROAD | CYPRESS, CA 90630

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Property Details

Owned GLA
112,080 SF

Availability
5 Suites | 4,782 SF

Overview

- Anchored by Ralphs, the center benefits from high-frequency visits that keep foot traffic strong throughout the week.
- Located near schools, parks, and dense residential neighborhoods, this center naturally draws repeat visitors from families and professionals in the area.
- Easily accessible from major roads and highways, facilitating customer and employee access.

Tenant Mix

Ralphs | URGENT CARE PROS | GYMBOREE GROWING YOUNG MINDS | BASKIN-ROBBINS | McDonald's









For more information, contact: Kamryn Hovey | 213-296-0931 | KHovey@performproperties.com

Updated October 2026

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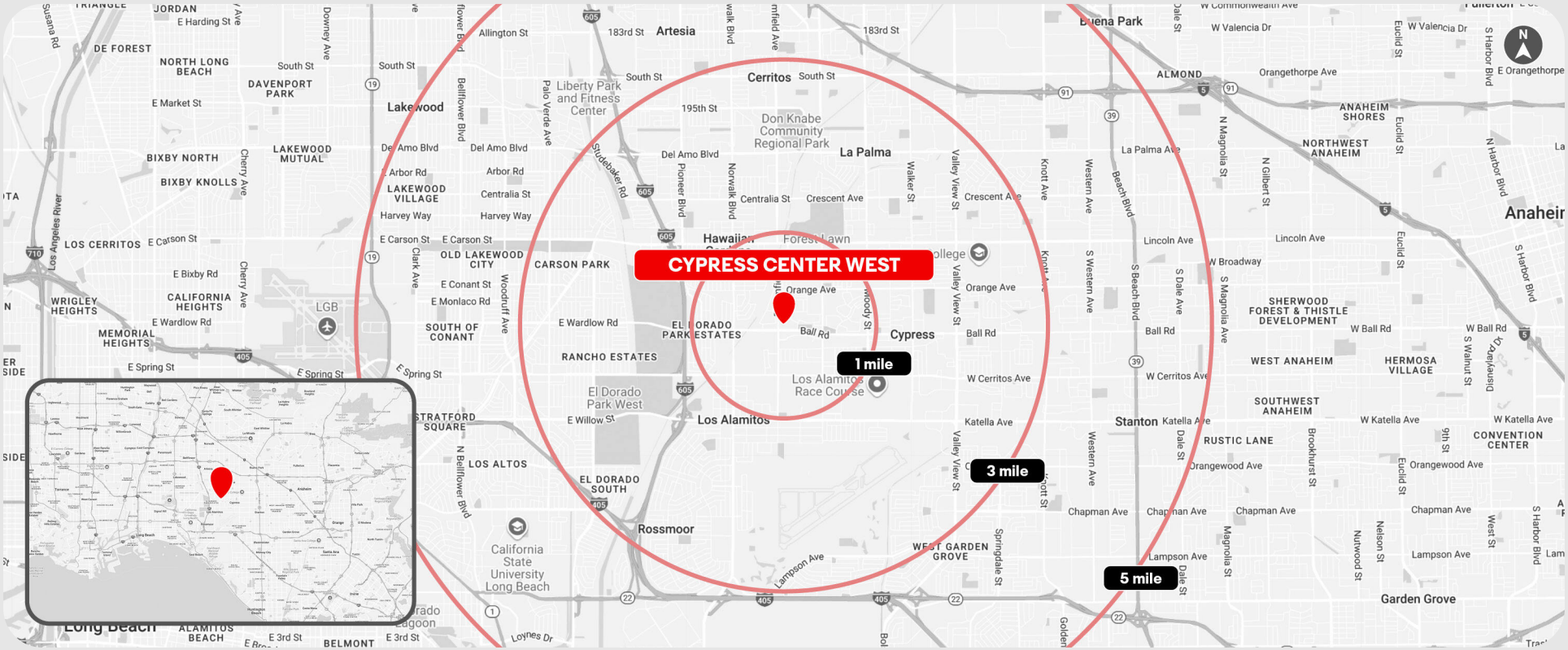
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	30,665	29,549	9,783	$171,708	$152,395
3-MILE RADIUS	200,832	225,134	65,760	$162,478	$134,394
5-MILE RADIUS	530,816	663,981	174,244	$153,744	$126,397



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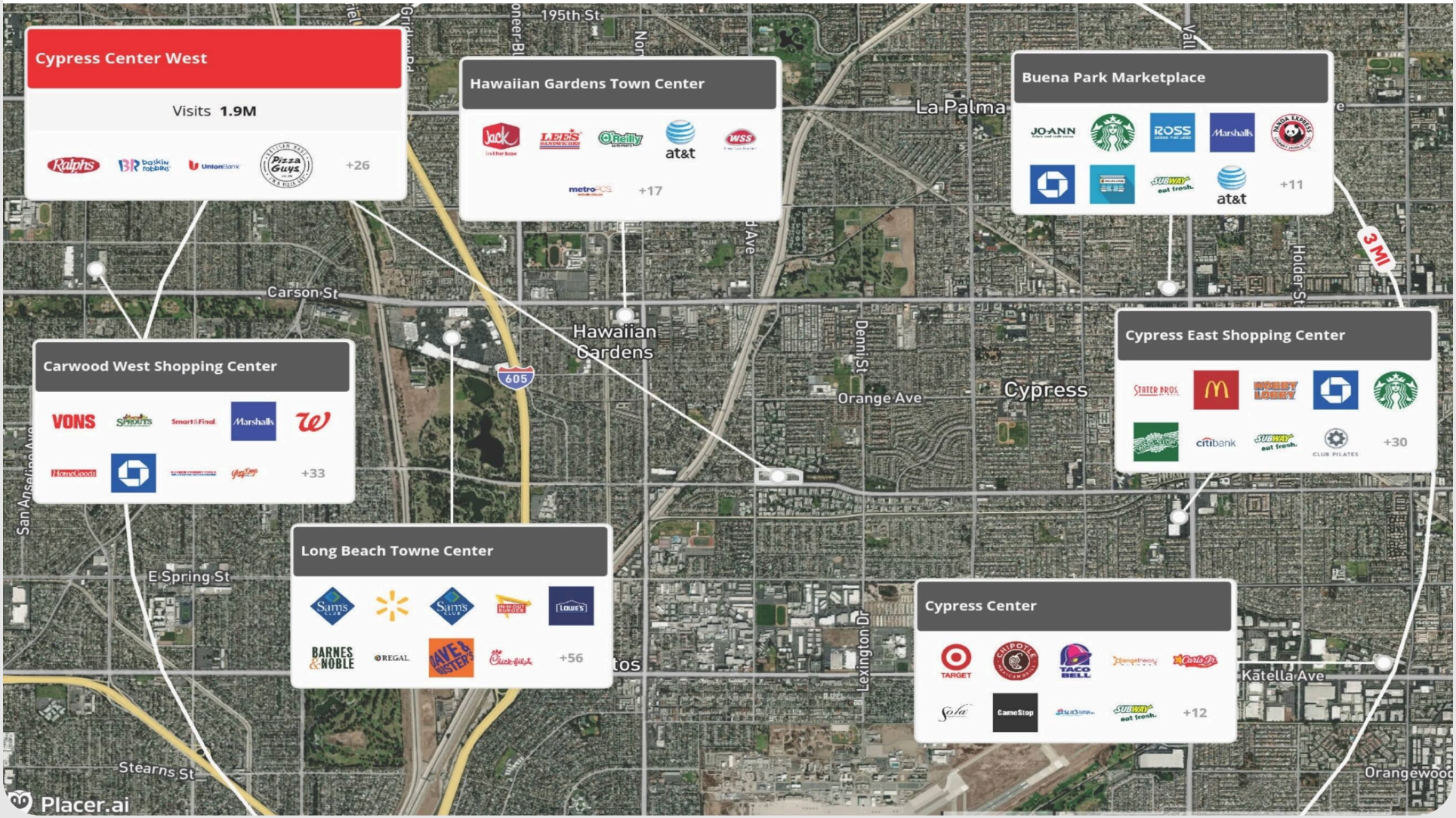
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Market Aerial



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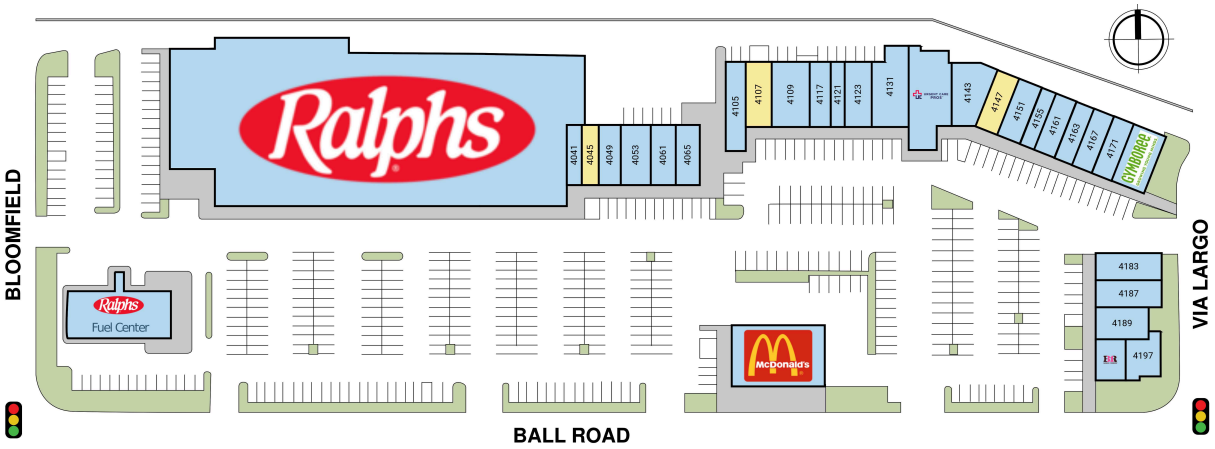
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Site Plan



Suite	Tenant	GLA (SF)
4107	AVAILABLE	1,827
4147	AVAILABLE	1,200
4045	AVAILABLE	960
LAND1	AVAILABLE	625
LAND	AVAILABLE	170
4033	RALPHS GROCERY COMPANY	47,839
4037	RALPHS GROCERY COMPANY	10,065
4005	RALPHS GROCERY COMPANY	7,300
PAD	MCDONALD'S	3,722
4139	URGENT CARE	2,930
4175	GYMBOREE PLAY & MUSIC	2,250
4131	KAY'S KORNER HALLMARK	2,200
4109	ORANGE ROLL & SUSHI	2,200
4065	BB.Q CHICKEN CYPRESS	2,150
4143	PIZZA GUYS	1,800
4123	PHO ALLEY	1,800
4187	YONG-IN MARTIAL ARTS	1,755
4053	FENDY NAIL LOUNGE	1,725
4151	THE SALON	1,500
4061	MOKKOJI SHABU	1,475
4197	EL ZARAPE MEXICAN	1,400
4189	GREEN STAR CLEANERS	1,400
4183	FAMILY DENTISTRY	1,245
4171	MAIL PLUS MORE	1,200
4167	BUSINESS IS GROOMING	1,200
4163	ARTISTIC NAILS	1,200
4105	GOODFELLOWS COFFEE	1,200
4049	CYPRESS EYE OPTOMETRY GROUP	1,200
4117	FB MASSAGE SPA	1,182
4161	BUNNY CHA	1,112
4193	BASKIN ROBBINS	1,000
4155	THE BARBER POLE	900
4041	THE SMOKE SHOP	900
4121	QUICK FIX JEWELRY STORE	600

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Get in Touch with Us

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